

FREQUENTLY ASKED QUESTIONS

THE CLARKIA WORK CENTER

- 1) **Is the tree cooler located in the warehouse included in the sale?** Yes, the tree cooler in the warehouse is included in the land sale.
- 2) **Where is the well located on the property?** The well is located on the parcel of National Forest System Land lying east of the railroad tracks and is included in the land sale. The well is not in the well house. The main shutoff valve is located in the well house across the highway from the work center. The survey does correctly show the well located in parcel 7.
- 3) **Where do the fire hydrants get their water supply?** There is one water system that provides water to the work center. This includes water to the fire hydrants.
- 4) **When was the last time the water was tested?** The last water quality test was completed on 9/23/2014. The test was negative for total coliform.
- 5) **How many gallons per minute does the well produce?** The well produces 10 gallons per minute.
- 6) **How many septic tanks are on the property and how big are they?** The septic system was installed in 2010 and there is a 6000 gallon septic tank and a 1500 dose tank adjacent to the drain field. The lagoons with the old septic system have been drained and filled.
- 7) **A few questions concerning the IFB:**
 - a. Page 11 of 31: 5. Condition of Property. The Property is offered for sale "AS IS" AND "WHERE IS". Please refer to the IFB for more information.
 - b. Page 13 Of 31: 18. Closing Costs, Documentary Stamps and Cost of Recording. All closing costs, including escrow and financing fees, shall be borne solely by the Purchaser. Please refer to the IFB for additional information associated with closing.
 - c. Page 15 of 31: Instructions to Bidders. Please familiarize yourself with this section of the IFB. If you don't abide by the conditions set in the IFB, your bid may not be considered.
- 8) **What would the taxes be on the property?** Only the county can answer this question completely. According to the Shoshone County Assessor's Office they base taxes on an appraised value of the property and improvements approved by the county assessor less any exemptions the property owner is qualified for ie. Timber exemption, home owner exemption, animals/stock exemption. They said what they do is take the appraised value of the property and improvements and multiply it by the current levy. The 2015 levy for that area is .007445403.

FOR EXAMPLE: If the county appraised the property (the county has not appraised the property) and after applying exemptions the county assigned a value of \$500,000 then the 2015 taxes would have been $\$500,000 \times .007445403 = \$3,722.70$.

- 9) **Are there restrictions on the property?** The property is zoned as Natural Resource District (NR) by Shoshone County, Idaho. For more information contact: Planning and Zoning Dan Martinsen, Administrator at 208-752-8891 or pz@co.shoshone.id.us